120.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	643,000 / 643,000
					USE VALUE:	643,000 / 643,000
					ASSESSED:	643,000 / 643,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
158		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WADMAN EDWARD M/ETAL
Owner 2:	WADMAN BRILL LENORE
Owner 3:	
Street 1:	158 MOUNTAIN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WADMAN EDWARD M/ETAL -
Owner 2:	WADMAN BRILL LENORE -
Street 1:	158 MOUNTAIN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,250 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1607 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7250.000	195,700	1,000	446,300	643,000
Total Card	0.166	195,700	1,000	446,300	643,000
Total Parcel	0.166	195,700	1,000	446,300	643,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.12 | /Parcel: 400.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77678
GIS Ref:
GIS Ref:
Insp Date: 08/23/18

!9323!

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,700	1000	7,250.	446,300	643,000	643,000	Year End Roll	12/18/2019
2019	101	FV	180,700	1000	7,250.	452,600	634,300	634,300	Year End Roll	1/3/2019
2018	101	FV	180,300	1000	7,250.	337,900	519,200	519,200	Year End Roll	12/20/2017
2017	101	FV	180,300	1000	7,250.	306,000	487,300	487,300	Year End Roll	1/3/2017
2016	101	FV	180,300	1000	7,250.	293,300	474,600	474,600	Year End	1/4/2016
2015	101	FV	179,300	1100	7,250.	248,600	429,000	429,000	Year End Roll	12/11/2014
2014	101	FV	179,300	1100	7,250.	235,900	416,300	416,300	Year End Roll	12/16/2013
2013	101	FV	179,300	1100	7,250.	224,400	404,800	404,800		12/13/2012

PRINT

Date	Time
12/10/20	23:49:04

LAST REV

Date	Time
10/03/19	16:46:31

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9323

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ANANIAN DAVID J	47878-565		7/27/2006		395,000	No	No		
DODD LOUISE/ETA	26850-22		11/25/1996		184,000	No	No		Y

USER DEFINED

Prior Id # 1:	77678
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2000	800	Wood Dec	1,000	C				5X9 DECK OFF KITCH
9/9/1999	601	Alterati	3,800	C				REM GR HSE, ADD 2N

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/2/2009	Measured	345	PATRIOT
2/16/2000	Measured	268	PATRIOT
8/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7250		Sq. Ft.	Site		0	70.	0.88	5									446,250						446,300	

Total AC/HA: 0.16644 | Total SF/SM: 7250 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 446,250 | Spl Credit | Total: 446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	66564
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	265837
Depreciation:	70181
Depreciated Total:	195656

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

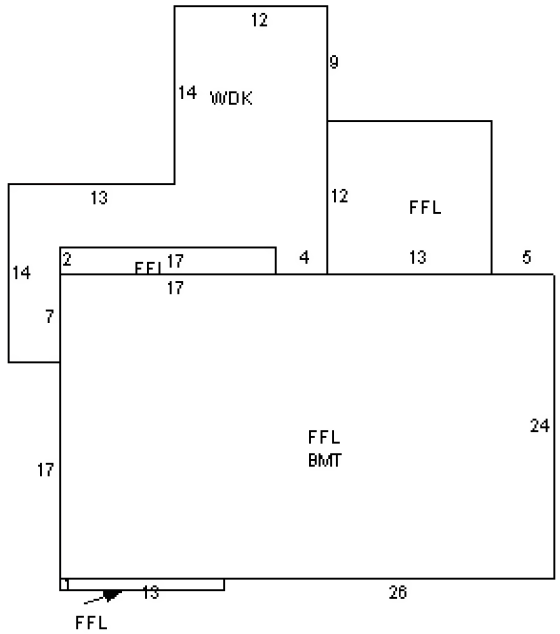
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	81.14
Final Total:	195700	Val/Su SzAd	171.82

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,139	127.920	145,701
BMT	Basement	936	54.010	50,557
WDK	Deck	337	8.940	3,014

Net Sketched Area:	2,412	Total:	199,272
Size Ad	1139	Gross Are	2412	FinArea	1607
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 120.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	G	GD	1999	0.00	T	12	101						
19	Patio	D	Y	1	182	V	AV	1999	6.47	T	16	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000